MLS # 202634083 Active | **Address** 1590 W North Street | **City** Muncie | **Zip** 47304 | **$427,000**

Area Delaware County
Twp Center
Sub Village South
Class RESIDENTIAL
Site-Built Home
Style One and Half Story
Traditional,
Yr Built 2026 **New Const.** No
#Rms 6 **Bdrm** 3 **FBath** 2 **HBath** 1
Fdr Slab

Bsmt Materia

Short Sale No **Reo** No
List Date 8/20/2026 **DOM** 4 **Original** $427,000
Garage Detached **# of Car** 2.0 **Garage SqFt** 462.00
Possessior day of close
School District Muncie Community Schools
Elem Westview **Midd** Northside **High** Central

Agent HC 22 **Client HC** 0 Unbranded Virtual Tour

List Agen Steve Slavin - Cell: 317-701-5006
Co-Agent
Listing Office Coldwell Banker Real Estate Group - Office: 765-289-2228

Assoc Doc 1
Seller Concessions Offer Y/N Yes
Seller Concession Amount $

Total SqFt 2,064
Total Fin SqFt 2,064
AG Fin SqFt 2,064
AG Unfin SqFt 0
Main Lvl SqFt 1,278
Upper Lvl SqF 443
BG SqFt 0
BG Fin SqFt 0
BG Unfin SqFt 0
SqFt Source Builders Data
 # AG Bdrm 3
 # BG Bdrm 0
Prc/SqFt $206.88

Approx Acres 0.1500
Lot Dimensions 0x0
Approx. Lot Size SqFt 6,534
Lot Description
Level, 0-2.9999

Lot #
Location City/Town/Suburb, Near
Fence None

Outbld 1 None
Outbld 2
Off Street Parking

Legal Village South Lot 8, Phase 1 -- Legal TBD

Tax ID
Parcel ID 00-00-00-000-000.000-000
Parcel ID 2
Ann Taxes $3,000.00 **Yr Payable** 2026
Assessed Value
Other Fees **Frequency**
Description
Owner RE License Y/N No
Agent/Owner Related No

Assoc Dues $250.00
Assoc Dues Freq Monthly
Assoc Restrictions
Exemptions
No Exemptions

Proposed Financing Types
Cash, Conventional, FHA, VA

Auction No
Date **Time**
Reserved

Lv/Grt Rm	23 x 15 Main		
Family Rm	x		
Kitchen	15 x 9 Main		
Dining Rm	x		
Brkft Rm	x		
Den	x		
1st Bdrm	14 x 11 Main		
2nd Bdrm	12 x 12 Main		
3rd Bdrm	18 x 14 Upper		
4th Bdrm	x		
5th Bdrm	x		
Loft	x		
Ladry Rm	9 x 7 Main		
Rec Rm	x		
Extra Rm	x		
Oth Rm1	x		
Oth Rm2	x		
Oth Rm3	x		

Excluded from Sale:

Exterior
Cement Board
Roof Asphalt, Shingle
Heat/Fuel
Electric, Heat Pump

Cooling
Heat Pump
Fireplace N **Total #**
None

Water Utility City
Sewer City
Well Type **Size**
Pool Type
Common Amenities
None

Sale Includes
Dishwasher, Microwave, Refrigerator, Cooktop-Electric, Kitchen Exhaust Hood, Oven-Convection, Oven-Electric, Water Heater Electric

Amenities
1st Bdrm En Suite, Cable Available, Ceiling-9+, Closet(s) Walk-in, Countertops-Solid Surf, Detector-Smoke, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Landscaped, Patio Covered, Patio Open, Porch Covered, Range/Oven Hook Up Elec, Stand Up Shower, Tub/Shower Combination, Main Floor Laundry, Washer Hook-Up

Energy Efficient
Appliances, Doors, Electrical/Lighting, HVAC, Insulation, Roofing, Thermostat/Controllers, Water Heater, Windows

Hvac
HVAC (16 Seer+)

Energy Efficient Win/Doors
Double Pane Windows, Insulated Doors

Green Certification

Directions: McKinley Ave, E on University Ave, S on Dill St, to subdivision.

Village South is redefining what it means to live near Ball State University—and Lot 8 offers the opportunity to become one of the neighborhood's founding homeowners. Now under construction, this Alderwood courtyard villa blends timeless architecture, thoughtful design, and low-maintenance living in an exceptional location just moments from Ball State University, IU Health Ball Memorial Hospital, The Village, Minnetrista, and downtown Muncie. The home offers 1,721 square feet of finished villa living space, plus an additional 343 square feet of finished space above the detached two-car garage, for a total of approximately 2,064 square feet of finished space. At the heart of the design is a private courtyard positioned between the home and garage—creating a wonderful outdoor extension of the living space for entertaining, grilling, relaxing, or gathering with friends. Inside, the main level is designed for today's lifestyle, with an open-concept kitchen, breakfast area, and living room that flow naturally together. Two bedrooms and the laundry are conveniently located on the main floor. Upstairs, an exceptionally spacious flex area provides tremendous versatility and could easily accommodate an additional bedroom, family room, home office, guest retreat, or combination of uses—making the home equally appealing for overnight guests, extended family, or roommates. Buyers purchasing during construction may also have the opportunity to select certain interior finishes, depending upon the stage of construction. For the first 3 founding buyers, ask me about possible builder incentives. The current estimated completion date is November 15, 2026. The HOA fee is anticipated to be $250 per month and includes common-area lawn care and snow removal. Substantial landscaping is to follow. Final HOA documentation is expected to be completed within approximately 30 days. Photos include architectural renderings illustrating the completed vision of the home, a Richmond location villa that is nearly identical to this unit, along with construction-progress photography as available. Additional photos will be added as construction advances. A personal "dusty boots" tour of the property is available upon request. The Richmond Villa model is available via the virtual tour link. Taxes are estimated. This is more than an opportunity to purchase a new home—it is an opportunity to be a first owner participating in an exciting new chapter next to Ball State University.

Sell Agent **CoSell Agent** **Closing Date**
Sell Office **CoSell Office** **Selling Price**

How Sold	**Type**	**SP/LP%**	**Conc Pd**	**Sold/Conc Rmks**

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